



MESA PROVING GROUNDS
Major General Plan Amendment
Citizen Participation Report
As of December 31, 2007

I. Project Overview

DMB Mesa Proving Grounds LLC, a Delaware limited liability company (“DMB”), is the owner of approximately 3,200 acres of land located at the southeast corner of Elliot and Ellsworth Roads (“Mesa Proving Grounds”), the Flood Control District of Maricopa County is the owner of approximately ten (10) acres of land located along the Ray Road alignment between Ellsworth and Signal Butte Roads (the “FCDMC Parcel”), and the Arizona State Land Department (“ASLD”) is the owner of approximately 434 acres of land south of Elliott Road between Hawes and Ellsworth Roads (the “ASLD Parcel”). Mesa Proving Grounds, the FCDMC Parcel, and the ASLD Parcel (collectively, the “Property”) are the subject of this report.

DMB is requesting approval of a major amendment to the Mesa 2025 General Plan (the “General Plan”) for the Property. Specifically, the request is to amend the General Plan Land Use Plan to place the Mixed-Use/Community land use designation on the Property (the “Request”). DMB proposes to develop Mesa Proving Grounds¹ and to plan the ASLD Parcel as a mixed-use community with the integration of a variety of employment, commercial, residential, recreational and open space uses.

This report provides results of the implementation of the Citizen Participation Plan for the Property and an overview of the outreach effort conducted prior to the filing of an amendment to the General Plan.

II. Implementation of the Citizen Participation Plan

DMB has already commenced an extensive outreach effort with surrounding property owners, residents, business owners, homeowner associations and other potentially impacted and interested parties in the area (collectively, the “Interested Parties”). In addition to the Interested Parties and in conjunction with City staff, a notification list has been created for property owners located within the area bounded by Meridian Road to the east, the power line corridor to the north, Sossaman Road to the west and Pecos Road to the south. In addition, all registered homeowners associations and major businesses within the area bounded by Baseline Road to the north, Power Road to the west, Germann Road to the south and Meridian Road to the west, are included in the notification area. Collectively, these property owners, registered homeowners

¹ Any references herein to the Mesa Proving Grounds include the FCDMC Parcel.

associations and businesses compile and are referred to as the “Notification List.” A copy of the Notification List was attached to the Citizen Participation Plan.

A. Mailings

The following mailings were sent to introduce DMB and Mesa Proving Grounds to the Interested Parties and the Mesa community, to request input during the planning process, and to seek feedback on the project and the Request:

- In late June, 2007, person phone calls were made to Mesa residents and businesses owners (39 people) to introduce them to DMB and Mesa Proving Grounds and to invite them to an introductory presentation.
- On July 16, 2007, DMB mailed letters of introduction and invitations to participate in the community outreach process for all property owners within one-half (1/2) mile of Mesa Proving Grounds, leaders in the community and other involved Mesa citizens. A total of 11,342 letters were sent and over 500 comment cards were received back in response to the mailing.
- On August 2, 2007, an invitation for an economic roundtable discussion was sent to 757 business and community leaders.
- On August 6, 2007, letters were mailed to all property owners within one-half (1/2) mile of Mesa Proving Grounds and all individuals who had responded to the previous mailing (2,689 people) inviting them to several open houses in the area.
- On October 17, 2007, an economic development white paper was sent to 130 business and community leaders.
- On November 13, 2007, an invitation for a second roundtable discussion was sent to 931 business and community leaders.
- On November 20, 2007, an invitation to a second round of Open Houses was sent to the Notification List (3,198 people).

B. In-person Meetings and Events

The following are dates and locations of all in-person group meetings and events where Interested Parties were invited to learn about the project and the Request:

- On July 10, 2007, DMB hosted a luncheon for individuals designated as leaders in the Mesa community. The purpose of the luncheon was to introduce DMB and Mesa Proving Grounds to community leaders.

- On July 19, 2007, DMB hosted a breakfast meeting in order to introduce Mesa residents and business owners to DMB and Mesa Proving Grounds.
- On August 14, 2007, an Economic Roundtable was held, in concert with the East Valley Partnership, at the Mesa Marriott, in which local leaders presented the Mesa business community with findings from economic development research. A total of 240 members of the business community were in attendance.
- On August 23, 2007, an Open House was held at the Arizona State University Polytechnic Campus. Forty (40) individuals attended the Open House.
- On August 25, 2007, an Open House was held at the Meridian Elementary School. Seventy (70) individuals attended the Open House.
- On October 17, 2007, DMB hosted a breakfast for the Phoenix-Mesa Gateway Airport Tenants to introduce DMB and Mesa Proving Grounds. A total of eleven (11) tenants were in attendance.
- On November 14, 2007, a reception was held to update community leaders on the project. A total of nineteen (19) people attended.
- On November 20, 2007, a second roundtable event on Placemaking was held at the Mesa Arts Center. A total of 180 individuals attended.
- On December 1, 2007, an Open House was held at Meridian Elementary School to discuss the proposed Request. A total of 41 people attended.
- On December 5, 2007, an Open House was held at Meridian Elementary School to discuss the proposed Request. A total of 56 people attended.

In addition to the above-listed group events, DMB has initiated countless one-on-one meetings with various stakeholders, including representatives of the Phoenix-Mesa Gateway Airport, ASU Polytechnic, Chandler-Gilbert Community College, Mesa Community College, the Gilbert School District, the Queen Creek School District, and surrounding property owners over the last six (6) months.

C. Website

On July 18, 2007, DMB launched a website, www.dmbmesaprovinggrounds.com, available to the public twenty-four (24) hours a day with information on the project. This web site helps ensure that the public has an adequate opportunity to learn about the project. The web site also provides an additional avenue for communication by allowing the public to email DMB directly with questions and/or concerns.

D. Neighborhood Representative

In addition to the foregoing avenues of communication, DMB has retained a neighborhood consultant who is knowledgeable on the project and has been available to meet with individuals one-on-one and in smaller groups.

III. Summary of Comments

The following is a brief summary listing of comments and concerns received. All comments will be addressed as appropriate.

- Mixed-Use Development – Neighbors and property owners expressed a desire for a mixed-use development, similar to Kierland Commons in Scottsdale, with upscale retail, dining and residential uses.
- Recreational Uses – Neighbors and property owners suggested the project include recreational uses such as museums, science center, arts center, parks, botanical garden, golf courses, public swimming pools, water parks, movie theaters, etc.
- Employment – Neighbors and property owners noted the need for tax revenue and suggested the development of employment, office and industrial uses.
- Airport – Neighbors and property owners acknowledged the proximity to the airport and asked that nothing be developed that would hinder further development of the airport. Some suggested developing a hotel or resort to take into account the location.
- Sports Complex – Neighbors and property owners suggested the inclusion of a sports complex into the development.
- Education – Neighbors and property owners requested an expansion of Arizona State University or other college level programs and primary and secondary schools.

In addition to the comments above, there has been an expression of support for the development of Mesa Proving Grounds by the community. Specifically, many people have expressed support based on the positive reputation of DMB and the quality of communities it has developed in the past.

IV. Summary

As set forth in the Citizen Participation Plan, DMB understands the importance of early and on-going communication with Interested Parties as it processes the Request. Accordingly, DMB commenced the outreach effort for the Mesa Proving Grounds project in the summer of 2007 and has successfully introduced the Mesa community to DMB and the Mesa Proving Grounds with

Mesa Proving Grounds – Major General Plan Amendment
Citizen Participation Report
As of December 31, 2007
Page 5

ten (10) in-person group meetings and events, multiple one-on-one meetings and many letters, emails and phone calls. This Citizen Participation Report will be continuously updated and submitted in final form later in 2008.